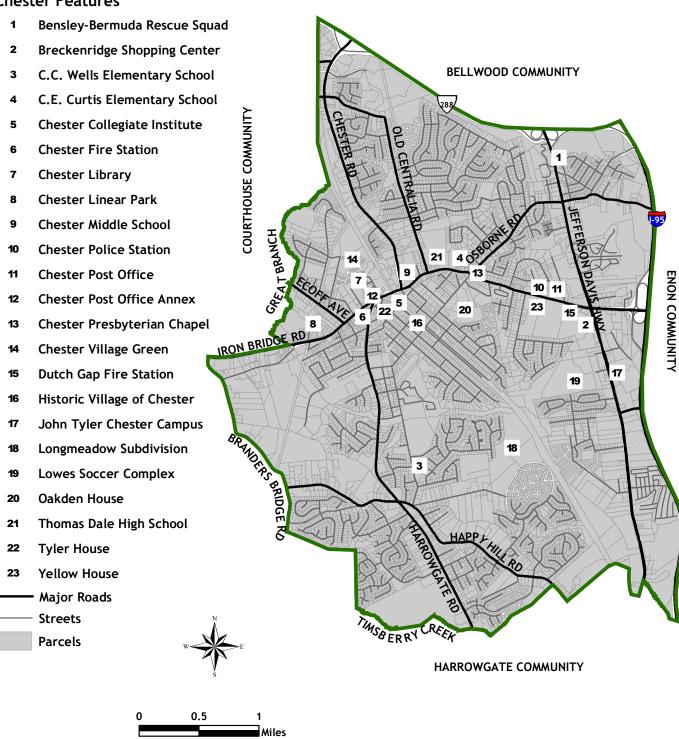
Chester

Chester Features



Chester Community Profile

(All data is for 2003 unless noted otherwise: see notes on pages 86-87)

Strengths

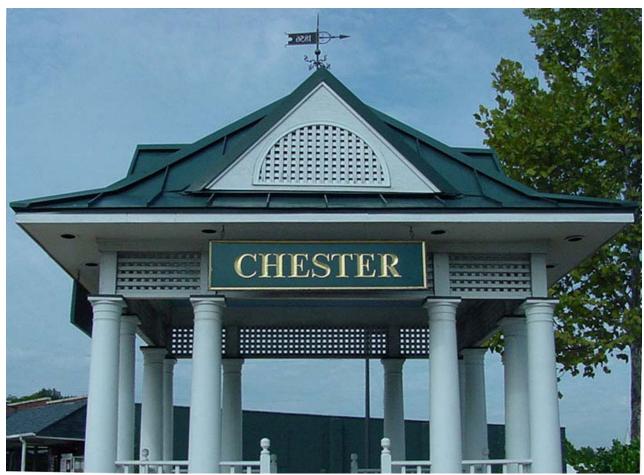
- Rental occupancy trend: 1998-2003
- Housing turnover

Challenges

- Group A crime incidents per capita
- Persons on probation per capita
- Emergency medical calls for service per capita

Community Characteristics

- · High rate of overall housing growth
- Newer single-family houses
- Lower resale single-family housing price changes from 1998 through 2003



Pavilion in Chester

Chester Community Summary

Population 2004 Number of Persons 20,600 293,900 Average Annual Population Growth 1990-2004 Percentage Increase 2.3% 2% Average Annual Population Growth 1990-2004 Numerical Increase 4.00 4,907 Projected Annual Population Growth 2004-2010 Numerical Increase 1.7% 2.8% Projected Annual Population Growth 2004-2010 Numerical Increase 3.67 5,500 HOUSING GROWTH (Based on Building Permits Issued For New Construction) 2003 Percentage Increase 173 2,230 Multifamily (attached) Housing Growth 2003 Numerical Increase 173 2,230 Multifamily (attached) Housing Growth 2003 Percentage Increase 179 336 Overall Housing Growth (includes mobile homes) 2003 Percentage Increase 159 336 Overall Housing Growth (includes mobile homes) 2003 Percentage Increase 4.51 3,00 Overall Housing Growth (includes mobile homes) 2003 Percentage Increase 4.51 3,00 Overall Housing Crowth (includes mobile home	POPULATION GROWTH	YEAR(S)	Measure	CHESTER	COUNTYWIDE
Average Annual Population Growth 1990-2004 Numerical Increase 400 4,907 Projected Annual Population Growth 2004-2010 Percentage Increase 1,78 28 Projected Annual Population Growth 2004-2010 Numerical Increase 367 5,908 Housing Growth (Busing Growth 2003 Percentage Increase 2,978 2,63% Single-Family Housing Growth 2003 Numerical Increase 17,3 2,230 Multifamily (attached) Housing Growth 2003 Percentage Increase 17,3% 5,7% Multifamily (attached) Housing Growth 2003 Numerical Increase 1,519 936 Overall Housing Growth (includes mobile homes) 2003 Numerical Increase 4,51% 3,0% Overall Housing Growth (includes mobile homes) 2003 Numerical Increase 4,518 3,00 GROWTH POTENTIAL 4000 Units on Planned Land 4,942 103,074 Housing Unit Growth Potential 2003 Units on Planned Land 4,942 103,074 Housing Unit Growth Potential 2003 Units on Zoned Land </td <td>Population</td> <td>2004</td> <td>Number of Persons</td> <td>20,600</td> <td>293,900</td>	Population	2004	Number of Persons	20,600	293,900
Projected Annual Population Growth 2004-2010 Percentage Increase 1.7% 2% Projected Annual Population Growth 2004-2010 Numerical Increase 367 5,900 Housing Growth (Based on Building Permits Issued For New Construction) Single-Family Housing Growth 2003 Percentage Increase 2.97% 2.63% Single-Family Housing Growth 2003 Percentage Increase 17.3% 5.79% Multifamily (attached) Housing Growth 2003 Percentage Increase 17.3% 5.79% Multifamily (attached) Housing Growth 2003 Percentage Increase 159 936 Overall Housing Growth (includes mobile homes) 2003 Numerical Increase 159 936 Overall Housing Growth (includes mobile homes) 2003 Numerical Increase 4.51% 3.0% Overall Housing Growth (includes mobile homes) 2003 Numerical Increase 4.51% 3.0% Overall Housing Growth (includes mobile homes) 2003 Numerical Increase 4.51% 3.0% Overall Housing Growth (includes mobile homes) 2003 Purcentage Increase 4.51% <td< td=""><td>Average Annual Population Growth</td><td>1990-2004</td><td>Percentage Increase</td><td>2.3%</td><td>2%</td></td<>	Average Annual Population Growth	1990-2004	Percentage Increase	2.3%	2%
Projected Annual Population Growth 2004-2010 Numerical Increase 367 5,900 Housing Growth (Based on Building Permits Issued For New Construction) Single-Family Housing Growth 2003 Percentage Increase 2,97% 2,63% Single-Family Housing Growth 2003 Percentage Increase 17,3% 5,7% Multifamily (attached) Housing Growth 2003 Numerical Increase 179 936 Overall Housing Growth (includes mobile homes) 2003 Percentage Increase 1,51% 3,09% Overall Housing Growth (includes mobile homes) 2003 Percentage Increase 4,51% 3,09% Overall Housing Growth (includes mobile homes) 2003 Percentage Increase 4,51% 3,09% Owerall Housing Growth (includes mobile homes) 2003 Percentage Increase 4,51% 3,09% Gewint Potential 2003 Units on Planed Land 4,942 103,074 43,588 Subdivision Potential (recorded subdivision plats) 2003 Units on Planed Land 4,942 103,074 43,588 Subdivision Potential (recorded subdivision plats) 2003 <t< td=""><td>Average Annual Population Growth</td><td>1990-2004</td><td>Numerical Increase</td><td>400</td><td>4,907</td></t<>	Average Annual Population Growth	1990-2004	Numerical Increase	400	4,907
Housing Growth (Based on Building Permits Issued For New Construction)	Projected Annual Population Growth	2004-2010	Percentage Increase	1.7%	2%
Single-Family Housing Growth 2003 Percentage Increase 2.97% 2.63% Single-Family Housing Growth 2003 Numerical Increase 173 2,230 Multifamily (attached) Housing Growth 2003 Percentage Increase 17.3% 5.7% Multifamily (attached) Housing Growth 2003 Numerical Increase 159 936 Overall Housing Growth (includes mobile homes) 2003 Percentage Increase 1.51% 3.0% Overall Housing Growth (includes mobile homes) 2003 Numerical Increase 3.46 3.200 GROWTH POTENTIAL William (Increase) 3.46 3.200 Housing Unit Growth Potential 2003 Units on Planned Land 4,942 103,074 Housing Unit Growth Potential 2003 Units on Zoned Land 3,012 43,588 Subdivision Potential (tecntative subdivision plats) 2003 Approved Tentative Lots 569 10,711 Subdivision Potential (recorded subdivision lots) 2003 Parcets 1,53 11,734 Vacant Property (no assessed improvement value) 2003 Parcets	Projected Annual Population Growth	2004-2010	Numerical Increase	367	5,900
Single-Family Housing Growth 2003 Numerical Increase 173 2,230 Multifamily (attached) Housing Growth 2003 Percentage Increase 17.3% 5.79% Multifamily (attached) Housing Growth 2003 Numerical Increase 159 936 Overall Housing Growth (includes mobile homes) 2003 Percentage Increase 4.51% 3.09% Overall Housing Growth (includes mobile homes) 2003 Numerical Increase 4.51% 3.000 GROWTH POTENTIAL William (Growth Potential) 2003 Units on Planned Land 4,942 103,074 Housing Unit Growth Potential 2003 Units on Zoned Land 3,012 43,588 Subdivision Potential (tentative subdivision plats) 2003 Approved Tentative Lots 589 10,711 Subdivision Potential (recorded subdivision lots) 2003 Vacant Recorded Lots 979 8.681 Vacant Property (no assessed improvement value) 2003 Parcels 1,530 17,343 Vacant Property (minimal improve. value) 2003 Acres 2,774 122,618 Underimproved Pr	Housing Growth (Based on Building Permits Issued F	or New Constru	uction)		
Multifamily (attached) Housing Growth 2003 Percentage Increase 17.3% 5.7% Multifamily (attached) Housing Growth 2003 Numerical Increase 159 936 Overall Housing Growth (includes mobile homes) 2003 Percentage Increase 4.51% 3.0% Overall Housing Growth (includes mobile homes) 2003 Numerical Increase 4.51% 3.09% GROWTH POTENTIAL Willis on Planned Land 4,942 103,074 Housing Unit Growth Potential 2003 Units on Planned Land 4,942 103,074 Housing Unit Growth Potential 2003 Units on Zoned Land 3,012 43,588 Subdivision Potential (tentative subdivision lots) 2003 Approved Tentative Lots 569 10,711 Subdivision Potential (recorded subdivision lots) 2003 Approved Tentative Lots 599 10,711 Subdivision Potential (recorded subdivision lots) 2003 Approved Tentative Lots 599 10,711 Subdivision Potential (recorded subdivision lots) 2003 Parcels 1,530 17,343 Vacant Property (no assessed improvement value)	Single-Family Housing Growth	2003	Percentage Increase	2.97%	2.63%
Multifamily (attached) Housing Growth 2003 Numerical Increase 159 936 Overall Housing Growth (includes mobile homes) 2003 Percentage Increase 4.51% 3.09% Overall Housing Growth (includes mobile homes) 2003 Numerical Increase 346 3,200 GROWTH POTENTIAL Housing Unit Growth Potential 2003 Units on Planned Land 4,942 103,074 Housing Unit Growth Potential 2003 Units on Planned Land 3,012 43,588 Subdivision Potential (recorded subdivision plats) 2003 Approved Tentative Lots 589 10,711 Subdivision Potential (recorded subdivision lots) 2003 Approved Tentative Lots 589 10,711 Subdivision Potential (recorded subdivision lots) 2003 Parcels 1,530 11,731 Subdivision Potential (recorded subdivision lots) 2003 Parcels 1,530 11,731 Vacant Property (no assessed improvement value) 2003 Acres 2,774 122,618 Underimproved Property (minimal improve value) 2003 Acres 3,401 155,	Single-Family Housing Growth	2003	Numerical Increase	173	2,230
Overall Housing Growth (includes mobile homes) 2003 Percentage Increase 4.51% 3.09% Overall Housing Growth (includes mobile homes) 2003 Numerical Increase 346 3,200 GROWTH POTENTIAL Housing Unit Growth Potential 2003 Units on Planned Land 4,942 103,074 Housing Unit Growth Potential 2003 Units on Zoned Land 3,012 43,588 Subdivision Potential (recorded subdivision plats) 2003 Approved Tentative Lots 589 10,711 Subdivision Potential (recorded subdivision lots) 2003 Vacant Recorded Lots 979 8,681 Vacant Property (no assessed improvement value) 2003 Parcels 1,530 17,343 Underimproved Property (minimal improve, value) 2003 Acres 2,772 122,618 Underimproved Property (minimal improve, value) 2003 Acres 3,401 155,428 Housing Density 2003 Units/Acre 0.94 0.39 Single-Family Housing 2003 Units 5,980 87,495 Single-Family Housing <td>Multifamily (attached) Housing Growth</td> <td>2003</td> <td>Percentage Increase</td> <td>17.3%</td> <td>5.79%</td>	Multifamily (attached) Housing Growth	2003	Percentage Increase	17.3%	5.79%
Overall Housing Growth (includes mobile homes) 2003 Numerical Increase 346 3,200 GROWTH POTENTIAL Units on Planned Land 4,942 103,074 Housing Unit Growth Potential 2003 Units on Zoned Land 3,012 43,588 Subdivision Potential (tentative subdivision plats) 2003 Approved Tentative Lots 589 10,711 Subdivision Potential (recorded subdivision lots) 2003 Vacant Recorded Lots 979 8,681 Vacant Property (no assessed improvement value) 2003 Parcels 1,530 17,343 Vacant Property (no assessed improvement value) 2003 Acres 2,724 122,618 Underimproved Property (minimal improve. value) 2003 Parcels 1,683 19,319 Underimproved Property (minimal improve. value) 2003 Acres 3,401 155,428 Housing Density 2003 Units/Acre 0,94 0,39 Single-Family Housing 2003 Units 5,980 87,495 Single-Family Housing 2003 Percentage of All Housing Units 16,881	Multifamily (attached) Housing Growth	2003	Numerical Increase	159	936
GROWTH POTENTIAL Common Potential 2003 Units on Planned Land 4,942 103,074 Housing Unit Growth Potential 2003 Units on Zoned Land 3,012 43,588 Subdivision Potential (tentative subdivision plats) 2003 Approved Tentative Lots 589 10,711 Subdivision Potential (recorded subdivision lots) 2003 Vacant Recorded Lots 979 8,681 Vacant Property (no assessed improvement value) 2003 Parcels 1,530 17,343 Vacant Property (no assessed improvement value) 2003 Acres 2,724 122,618 Underimproved Property (minimal improve. value) 2003 Parcels 1,683 19,319 Underimproved Property (minimal improve. value) 2003 Acres 3,401 155,428 Housing Conditions 4 2003 Acres 3,401 155,428 Housing Density 2003 Units/Acre 0,94 0,39 Single-Family Housing 2003 Percentage of All Housing Units 76,28% 82,12% Multifamily (attached) Housing 2003 <td< td=""><td>Overall Housing Growth (includes mobile homes)</td><td>2003</td><td>Percentage Increase</td><td>4.51%</td><td>3.09%</td></td<>	Overall Housing Growth (includes mobile homes)	2003	Percentage Increase	4.51%	3.09%
Housing Unit Growth Potential 2003 Units on Planned Land 4,942 103,074 Housing Unit Growth Potential 2003 Units on Zoned Land 3,012 43,588 Subdivision Potential (tentative subdivision plats) 2003 Approved Tentative Lots 589 10,711 Subdivision Potential (recorded subdivision lots) 2003 Vacant Recorded Lots 979 8,681 Vacant Property (no assessed improvement value) 2003 Parcels 1,530 17,343 Vacant Property (no assessed improvement value) 2003 Acres 2,724 122,618 Underimproved Property (minimal improve. value) 2003 Parcels 1,683 19,319 Underimproved Property (minimal improve. value) 2003 Acres 3,401 155,428 Housing Density 2003 Units / Acres 0,94 0,39 Single-Family Housing 2003 Units / Acre 0,94 0,39 Single-Family Housing 2003 Percentage of All Housing Units 76,28% 82,12% Multifamily (attached) Housing 2003 Percentage of All Housing Unit	Overall Housing Growth (includes mobile homes)	2003	Numerical Increase	346	3,200
Housing Unit Growth Potential 2003 Units on Zoned Land 3,012 43,588	GROWTH POTENTIAL				
Subdivision Potential (tentative subdivision plats)2003Approved Tentative Lots58910,711Subdivision Potential (recorded subdivision lots)2003Vacant Recorded Lots9798,681Vacant Property (no assessed improvement value)2003Parcels1,53017,343Vacant Property (no assessed improvement value)2003Acres2,724122,618Underimproved Property (minimal improve. value)2003Parcels1,68319,319Underimproved Property (minimal improve. value)2003Acres3,401155,428HOUSING CONDITIONSHousing Density2003Units/Acre0.940.39Single-Family Housing2003Units5,98087,495Single-Family Housing2003Percentage of All Housing Units76.28%82.12%Multifamily (attached) Housing2003Percentage of All Housing Units12.02%15.84%Owner Occupied Single-Family Housing2003Units5,36478,724Owner Occupied Single-Family Housing2003Percentage of All SFR Units89.70%89.98%Rental Occupancy2003Percentage of All SFR Units10.30%10.02%Rental Occupancy Trend1998-2003Percentage of All SFR Units10.30%10.02%Rental Occupancy Trend1998-2003Percentage of All SFR Units10.30%10.02%Rental Occupancy Trend1998-2003Percentage of Inits Sold-1.81%-0.62%Age of Single-Family Housing2003Median Size, i	Housing Unit Growth Potential	2003	Units on Planned Land	4,942	103,074
Subdivision Potential (recorded subdivision lots)2003Vacant Recorded Lots9798,681Vacant Property (no assessed improvement value)2003Parcels1,53017,343Vacant Property (no assessed improvement value)2003Acres2,724122,618Underimproved Property (minimal improve. value)2003Parcels1,68319,319Underimproved Property (minimal improve. value)2003Acres3,401155,428HOUSING CONDITIONSHousing Density2003Units/Acre0.940.39Single-Family Housing2003Units5,98087,495Single-Family Housing2003Percentage of All Housing Units76.28%82.12%Multifamily (attached) Housing2003Percentage of All Housing Units12.02%15.84%Owner Occupied Single-Family Housing2003Units5,36478,724Owner Occupied Single-Family Housing2003Percentage of All SFR Units89.70%89.98%Rental Occupancy2003Percentage of All SFR Units10.30%10.02%Rental Occupancy2003Percentage of All SFR Units10.30%10.02%Rental Occupancy Trend1998-2003Percentage Change-1.81%-0.62%Age of Single-Family Housing2003Median Age in Years1819Size of Single-Family Housing2003Median Age in Years1819Size of Single-Family Housing Turnover2003Percentage of Units Sold5.57%6.14% <td>Housing Unit Growth Potential</td> <td>2003</td> <td>Units on Zoned Land</td> <td>3,012</td> <td>43,588</td>	Housing Unit Growth Potential	2003	Units on Zoned Land	3,012	43,588
Vacant Property (no assessed improvement value) 2003 Parcels 1,530 17,343 Vacant Property (no assessed improvement value) 2003 Acres 2,724 122,618 Underimproved Property (minimal improve. value) 2003 Parcels 1,683 19,319 Underimproved Property (minimal improve. value) 2003 Acres 3,401 155,428 HOUSING CONDITIONS Housing Density 2003 Units/Acre 0.94 0.39 Single-Family Housing 2003 Units 5,980 87,495 Single-Family Housing 2003 Percentage of All Housing Units 76.28% 82.12% Multifamily (attached) Housing 2003 Percentage of All Housing Units 12.02% 15.84% Owner Occupied Single-Family Housing 2003 Units 5,364 78,724 Owner Occupied Single-Family Housing 2003 Percentage of All SFR Units 89.70% 89.98% Rental Occupancy 2003 Percentage of All SFR Units 10.30% 10.02% Rental Occupancy Trend 1998-2003 <td< td=""><td>Subdivision Potential (tentative subdivision plats)</td><td>2003</td><td>Approved Tentative Lots</td><td>589</td><td>10,711</td></td<>	Subdivision Potential (tentative subdivision plats)	2003	Approved Tentative Lots	589	10,711
Vacant Property (no assessed improvement value) 2003 Acres 2,724 122,618 Underimproved Property (minimal improve. value) 2003 Parcels 1,683 19,319 Underimproved Property (minimal improve. value) 2003 Acres 3,401 155,428 HOUSING CONDITIONS Housing Density 2003 Units 5,980 87,495 Single-Family Housing 2003 Percentage of All Housing Units 76,28% 82,12% Multifamily (attached) Housing 2003 Percentage of All Housing Units 12,02% 15,84% Owner Occupied Single-Family Housing 2003 Percentage of All SFR Units 89,70% 89,98% Rental Occupancy 2003 Percentage of All SFR Units 89,70% 89,98% Rental Occupancy 2003 Percentage of All SFR Units 10,30% 10,02% Rental Occupancy 2003 Percentage of All SFR Units 10,30% 10,02% Rental Occupancy 2003 Percentage of All SFR Units 10,30% 10,02% Rental Occupancy Trend 1998-2003	Subdivision Potential (recorded subdivision lots)	2003	Vacant Recorded Lots	979	8,681
Underimproved Property (minimal improve. value) 2003 Parcels 1,683 19,319 Underimproved Property (minimal improve. value) 2003 Acres 3,401 155,428 HOUSING CONDITIONS HOUSING CONDITIONS HOUSING Density 2003 Units/Acre 0.94 0.39 Single-Family Housing 2003 Units 5,980 87,495 Single-Family Housing 2003 Percentage of All Housing Units 76.28% 82.12% Multifamily (attached) Housing 2003 Units 942 16,881 Multifamily (attached) Housing 2003 Percentage of All Housing Units 12.02% 15.84% Owner Occupied Single-Family Housing 2003 Units 5,364 78,724 Owner Occupied Single-Family Housing 2003 Percentage of All SFR Units 89.70% 89.98% Rental Occupancy 2003 Percentage of All SFR Units 10.30% 10.02% Rental Occupancy Trend 1998-2003 Percentage Change -1.81% -0.62% Age of Single-Family Housing 2003	Vacant Property (no assessed improvement value)	2003	Parcels	1,530	17,343
Underimproved Property (minimal improve. value) 2003 Acres 3,401 155,428 Housing Conditions Housing Density 2003 Units/Acre 0.94 0.39 Single-Family Housing 2003 Units 5,980 87,495 Single-Family Housing 2003 Percentage of All Housing Units 76.28% 82.12% Multifamily (attached) Housing 2003 Percentage of All Housing Units 12.02% 15.84% Owner Occupied Single-Family Housing 2003 Percentage of All SFR Units 89.70% 89.98% Rental Occupancy 2003 Percentage of All SFR Units 89.70% 89.98% Rental Occupancy 2003 Percentage of All SFR Units 10.30% 10.02% Rental Occupancy 2003 Percentage of All SFR Units 10.30% 10.02% Rental Occupancy 2003 Percentage of All SFR Units 10.30% 10.02% Rental Occupancy Trend 1998-2003 Percentage Change -1.81% -0.62% Age of Single-Family Housing 2003 Median Size, in Square	Vacant Property (no assessed improvement value)	2003	Acres	2,724	122,618
Housing Conditions Housing Density 2003 Units/Acre 0.94 0.39 Single-Family Housing 2003 Units 5,980 87,495 Single-Family Housing 2003 Percentage of All Housing Units 76.28% 82.12% Multifamily (attached) Housing 2003 Percentage of All Housing Units 942 16,881 Multifamily (attached) Housing 2003 Percentage of All Housing Units 12.02% 15.84% Owner Occupied Single-Family Housing 2003 Percentage of All SFR Units 89.70% 89.98% Rental Occupancy 2003 Percentage of All SFR Units 616 8,771 Rental Occupancy 2003 Percentage of All SFR Units 10.30% 10.02% Rental Occupancy Trend 1998-2003 Percentage of All SFR Units 10.30% 10.02% Rental Occupancy Trend 1998-2003 Percentage Change -1.81% -0.62% Age of Single-Family Housing 2003 Median Age in Years 18 19 Size of Single-Family Housing 2003 Percentage of Units Sold 5.57% 6.14% Single-Family Housing Maintenance/Reinvestment 2003 Avg. Building Permit Value/Unit \$282 \$372 Residential Code Enforcement Complaints 2003 Number 170 2,664	Underimproved Property (minimal improve. value)	2003	Parcels	1,683	19,319
Housing Density 2003 Units/Acre 0.94 0.39 Single-Family Housing 2003 Units 5,980 87,495 Single-Family Housing 2003 Percentage of All Housing Units 76.28% 82.12% Multifamily (attached) Housing 2003 Units 942 16,881 Multifamily (attached) Housing 2003 Percentage of All Housing Units 12.02% 15.84% Owner Occupied Single-Family Housing 2003 Units 5,364 78,724 Owner Occupied Single-Family Housing 2003 Percentage of All SFR Units 89.70% 89.98% Rental Occupancy 2003 Percentage of All SFR Units 616 8,771 Rental Occupancy 2003 Percentage of All SFR Units 10.30% 10.02% Rental Occupancy Trend 1998-2003 Percentage of All SFR Units 10.30% 10.02% Rental Occupancy Trend 1998-2003 Percentage Change -1.81% -0.62% Age of Single-Family Housing 2003 Median Age in Years 18 19 Size of Single-Family Housing 2003 Percentage of Units Sold 5.57% 6.14% Single-Family Housing Maintenance/Reinvestment 2003 Avg. Building Permit Value/Unit \$282 \$372 Residential Code Enforcement Complaints 2003 Number 170 2,664	Underimproved Property (minimal improve. value)	2003	Acres	3,401	155,428
Single-Family Housing 2003 Units 5,980 87,495 Single-Family Housing 2003 Percentage of All Housing Units 76.28% 82.12% Multifamily (attached) Housing 2003 Units 942 16,881 Multifamily (attached) Housing 2003 Percentage of All Housing Units 12.02% 15.84% Owner Occupied Single-Family Housing 2003 Units 5,364 78,724 Owner Occupied Single-Family Housing 2003 Percentage of All SFR Units 89.70% 89.98% Rental Occupancy 2003 Units 616 8,771 Rental Occupancy 2003 Percentage of All SFR Units 10.30% 10.02% Rental Occupancy Trend 1998-2003 Percentage Of All SFR Units 10.30% 10.02% Age of Single-Family Housing 2003 Median Age in Years 18 19 Size of Single-Family Housing 2003 Median Size, in Square Feet 1,827 1,814 Single-Family Housing Turnover 2003 Percentage of Units Sold 5.57% 6.14% Single-Family Housing Maintenance/Reinvestment 2003 Avg. Building Permit Value/Unit 5282 5372 Residential Code Enforcement Complaints 2003 Number 170 2,664	Housing Conditions				
Single-Family Housing 2003 Percentage of All Housing Units 76.28% 82.12% Multifamily (attached) Housing 2003 Units 942 16,881 Multifamily (attached) Housing 2003 Percentage of All Housing Units 12.02% 15.84% Owner Occupied Single-Family Housing 2003 Units 5,364 78,724 Owner Occupied Single-Family Housing 2003 Percentage of All SFR Units 89.70% 89.98% Rental Occupancy 2003 Units 616 8,771 Rental Occupancy 2003 Percentage of All SFR Units 10.30% 10.02% Rental Occupancy Trend 1998-2003 Percentage Change -1.81% -0.62% Age of Single-Family Housing 2003 Median Age in Years 18 19 Size of Single-Family Housing 2003 Percentage of Units Sold 5.57% 6.14% Single-Family Housing Turnover 2003 Percentage of Units Sold 5.57% 6.14% Single-Family Housing Maintenance/Reinvestment 2003 Avg. Building Permit Value/Unit \$282 \$372 Residential Code Enforcement Complaints 2003 Number 170 2,664	Housing Density	2003	Units/Acre	0.94	0.39
Multifamily (attached) Housing 2003 Units 942 16,881 Multifamily (attached) Housing 2003 Percentage of All Housing Units 12.02% 15.84% Owner Occupied Single-Family Housing 2003 Units 5,364 78,724 Owner Occupied Single-Family Housing 2003 Percentage of All SFR Units 89.70% 89.98% Rental Occupancy 2003 Units 616 8,771 Rental Occupancy 2003 Percentage of All SFR Units 10.30% 10.02% Rental Occupancy Trend 1998-2003 Percentage Of All SFR Units 10.30% 10.02% Age of Single-Family Housing 2003 Median Age in Years 18 19 Size of Single-Family Housing 2003 Median Size, in Square Feet 1,827 1,814 Single-Family Housing Turnover 2003 Percentage of Units Sold 5.57% 6.14% Single-Family Housing Maintenance/Reinvestment 2003 Avg. Building Permit Value/Unit \$282 \$372 Residential Code Enforcement Complaints 2003 Number 170 2,664	Single-Family Housing	2003	Units	5,980	87,495
Multifamily (attached) Housing 2003 Percentage of All Housing Units 12.02% 15.84% Owner Occupied Single-Family Housing 2003 Units 5,364 78,724 Owner Occupied Single-Family Housing 2003 Percentage of All SFR Units 89.70% 89.98% Rental Occupancy 2003 Units 616 8,771 Rental Occupancy 2003 Percentage of All SFR Units 10.30% 10.02% Rental Occupancy Trend 1998-2003 Percentage Change -1.81% -0.62% Age of Single-Family Housing 2003 Median Age in Years 18 19 Size of Single-Family Housing 2003 Median Size, in Square Feet 1,827 1,814 Single-Family Housing Turnover 2003 Percentage of Units Sold 5.57% 6.14% Single-Family Housing Maintenance/Reinvestment 2003 Avg. Building Permit Value/Unit \$282 \$372 Residential Code Enforcement Complaints 2003 Number 170 2,664	Single-Family Housing	2003	Percentage of All Housing Units	76.28%	82.12%
Owner Occupied Single-Family Housing 2003 Units 5,364 78,724 Owner Occupied Single-Family Housing 2003 Percentage of All SFR Units 89.70% 89.98% Rental Occupancy 2003 Units 616 8,771 Rental Occupancy 2003 Percentage of All SFR Units 10.30% 10.02% Rental Occupancy Trend 1998-2003 Percentage Change -1.81% -0.62% Age of Single-Family Housing 2003 Median Age in Years 18 19 Size of Single-Family Housing 2003 Median Size, in Square Feet 1,827 1,814 Single-Family Housing Turnover 2003 Percentage of Units Sold 5.57% 6.14% Single-Family Housing Maintenance/Reinvestment 2003 Avg. Building Permit Value/Unit \$282 \$372 Residential Code Enforcement Complaints 2003 Number 170 2,664	Multifamily (attached) Housing	2003	Units	942	16,881
Owner Occupied Single-Family Housing 2003 Percentage of All SFR Units 89.70% 89.98% Rental Occupancy 2003 Units 616 8,771 Rental Occupancy 2003 Percentage of All SFR Units 10.30% 10.02% Rental Occupancy Trend 1998-2003 Percentage Change -1.81% -0.62% Age of Single-Family Housing 2003 Median Age in Years 18 19 Size of Single-Family Housing 2003 Median Size, in Square Feet 1,827 1,814 Single-Family Housing Turnover 2003 Percentage of Units Sold 5.57% 6.14% Single-Family Housing Maintenance/Reinvestment 2003 Avg. Building Permit Value/Unit \$282 \$372 Residential Code Enforcement Complaints 2003 Number 170 2,664	Multifamily (attached) Housing	2003	Percentage of All Housing Units	12.02%	15.84%
Rental Occupancy 2003 Units 616 8,771 Rental Occupancy 2003 Percentage of All SFR Units 10.30% 10.02% Rental Occupancy Trend 1998-2003 Percentage Change -1.81% -0.62% Age of Single-Family Housing 2003 Median Age in Years 18 19 Size of Single-Family Housing 2003 Median Size, in Square Feet 1,827 1,814 Single-Family Housing Turnover 2003 Percentage of Units Sold 5.57% 6.14% Single-Family Housing Maintenance/Reinvestment 2003 Avg. Building Permit Value/Unit \$282 \$372 Residential Code Enforcement Complaints 2003 Number 170 2,664	Owner Occupied Single-Family Housing	2003	Units	5,364	78,724
Rental Occupancy Rental Occupancy Trend 1998-2003 Percentage of All SFR Units 10.30% 10.02% Percentage of All SFR Units 10.30% 10.02% Percentage Change -1.81% -0.62% Age of Single-Family Housing 2003 Median Age in Years 18 19 Size of Single-Family Housing 2003 Median Size, in Square Feet 1,827 1,814 Single-Family Housing Turnover 2003 Percentage of Units Sold 5.57% 6.14% Single-Family Housing Maintenance/Reinvestment 2003 Avg. Building Permit Value/Unit \$282 \$372 Residential Code Enforcement Complaints 2003 Number 170 2,664	Owner Occupied Single-Family Housing	2003	Percentage of All SFR Units	89.70%	89.98%
Rental Occupancy Trend 1998-2003 Percentage Change -1.81% -0.62% Age of Single-Family Housing 2003 Median Age in Years 18 19 Size of Single-Family Housing 2003 Median Size, in Square Feet 1,827 1,814 Single-Family Housing Turnover 2003 Percentage of Units Sold 5.57% 6.14% Single-Family Housing Maintenance/Reinvestment 2003 Avg. Building Permit Value/Unit \$282 \$372 Residential Code Enforcement Complaints 2003 Number 170 2,664	Rental Occupancy	2003	Units	616	8,771
Age of Single-Family Housing 2003 Median Age in Years 18 19 Size of Single-Family Housing 2003 Median Size, in Square Feet 1,827 1,814 Single-Family Housing Turnover 2003 Percentage of Units Sold 5.57% 6.14% Single-Family Housing Maintenance/Reinvestment 2003 Avg. Building Permit Value/Unit \$282 \$372 Residential Code Enforcement Complaints 2003 Number 170 2,664	Rental Occupancy	2003	Percentage of All SFR Units	10.30%	10.02%
Age of Single-Family Housing 2003 Median Age in Years 18 19 Size of Single-Family Housing 2003 Median Size, in Square Feet 1,827 1,814 Single-Family Housing Turnover 2003 Percentage of Units Sold 5.57% 6.14% Single-Family Housing Maintenance/Reinvestment 2003 Avg. Building Permit Value/Unit \$282 \$372 Residential Code Enforcement Complaints 2003 Number 170 2,664	Rental Occupancy Trend	1998-2003	Percentage Change	-1.81%	-0.62%
Size of Single-Family Housing2003Median Size, in Square Feet1,8271,814Single-Family Housing Turnover2003Percentage of Units Sold5.57%6.14%Single-Family Housing Maintenance/Reinvestment2003Avg. Building Permit Value/Unit\$282\$372Residential Code Enforcement Complaints2003Number1702,664	, ,				19
Single-Family Housing Turnover2003Percentage of Units Sold5.57%6.14%Single-Family Housing Maintenance/Reinvestment2003Avg. Building Permit Value/Unit\$282\$372Residential Code Enforcement Complaints2003Number1702,664			-	1,827	1,814
Single-Family Housing Maintenance/Reinvestment 2003 Avg. Building Permit Value/Unit \$282 \$372 Residential Code Enforcement Complaints 2003 Number 170 2,664	, ,				
Residential Code Enforcement Complaints 2003 Number 170 2,664					
100-300-1100 AAO - 110-00-EU CHEU AAU AAO - 110-00 - 110-	Residential Code Enforcement Complaints	2003	Per Capita	0.0083	0.0094

Chester Community Summary

SINGLE-FAMILY HOUSING VALUES	YEAR(S)	Measure	CHESTER	COUNTYWIDE
All Houses: Median Sales Price	2003	Sales Price	\$161,110	\$162,000
All Houses: Median Sales Price	2003	Sales Price Increase	\$14,610	\$13,000
All Houses: Median Sales Price	2003	Sales Price Increase	9.97%	8.72%
All Houses: Median Sales Price Trend	1998-2003	Annual Sales Price Increase	\$7,194	\$8,500
All Houses: Median Sales Price Trend	1998-2003	Annual Sales Price Increase	5.18%	6.27%
New Houses: Median Sales Price	2003	Sales Price	\$178,422	\$218,784
New Houses: Median Sales Price Trend	1998-2003	Annual Sales Price Increase	\$6,115	\$12,432
New Houses: Median Sales Price Trend	1998-2003	Annual Sales Price Increase	3.83%	6.91%
Resale Houses: Median Sales Price	2003	Sales Price	\$145,000	\$147,000
Resale Houses: Median Sales Price	2003	Sales Price Increase	\$10,050	\$12,000
Resale Houses: Median Sales Price	2003	Sales Price Increase	7.45%	8.89%
Resale Houses: Median Sales Price Trend	1998-2003	Annual Sales Price Increase	\$6,350	\$7,200
Resale Houses: Median Sales Price Trend	1998-2003	Annual Sales Price Increase	5.07%	5.78%
New Houses vs. Resale Houses: Sales Prices	2003	Percentage Difference	123%	149%
All Houses: Assessment Trend	1998-2003	Average Annual Increase	\$5,844	\$9,433
All Houses: Assessment Trend	1998-2003	Average Annual Increase	4.93%	7.93%
All Houses: Assessment Trend	2003	Increase	\$697	\$1,800
All Houses: Assessment Trend	2003	Increase	0.51%	1.23%
PUBLIC SAFETY				
Police Calls For Service	2003	Per Capita	0.5546	0.4748
Group A Crime Incidents	2003	Per Capita	0.0713	0.0579
Group A Crime Incident Trend	2000-2003	Annual Change Per Capita	-0.28%	0.77%
Violent Crime Incidents	2003	Per Capita	0.0137	0.0150
Property Crime Incidents	2003	Per Capita	0.0326	0.0271
Quality of Life Crime Incidents	2003	Per Capita	0.0218	0.0171
Persons on Probation	2003	Per Capita	0.0069	0.0059
Emergency Medical Calls For Service	2003	Per Capita	0.0910	0.0732
Fire Calls For Service	2003	Per Capita	0.0301	0.0287
Traffic Accidents	2003	Per Capita	0.0234	0.0230
Businesses			1	1
Businesses (licensed)	2003	Per Capita	0.0472	0.0489
Home-Based Businesses (licensed)	2003	Per Capita	0.0288	0.0282
Employment (excluding government jobs)	2002	Number of Jobs	4,896	91,646
COMMUNITY LIFE				I
Community and Other Organizations	2003	Per Capita	0.0031	0.0033